

Ljubav Church Brae, Glenfarg



Law Location Life

Ljubav | Church Brae | Glenfarg

Exceptional and Substantial Detached Country House situated in a sought after Village location on a large plot with countryside views.

This bespoke family home was built in 2019 and is set amongst an exclusive development of individually designed homes and offers contemporary open plan living space with luxurious fixtures and fittings throughout.

The accommodation comprises; Ground Level - Entrance Vestibule, Reception Hallway, Sitting Room, Family Room, Open Plan Kitchen & Dining Room, Utility Room and Shower Room.

First Floor - Upper Landing, Master Bedroom (En Suite Shower Room), Guest Bedroom, 2 further Double Bedrooms and Family Bathroom.

The property further benefits from a double height integral double garage, with scope for conversion (subject to planning), large mono block driveway, West facing rear garden and Solar Panels.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a window to the front, Karndean flooring and doors to cloakroom cupboard and the reception hallway.

Reception Hallway

A grand reception hallway with Karndean flooring, window to the front, carpeted staircase with oak balustrade to the upper level and doors to the sitting room and family room.

Sitting Room

A formal sitting room with windows to the front and rear, Karndean flooring and doors into the family room.

Family Room

A versatile room, currently used as a family room. There are windows to the rear and sides, door into the reception hallway and open access into the open plan kitchen/dining room.

Open Plan Kitchen & Dining Room

A luxury fitted kitchen with storage units at base and wall levels, including larder storage, pan drawers, rubbish and recycling bin store, display shelving, silestone worktops and stainless steel sink. A feature of the kitchen is the large kitchen island with seating for 2, additional storage, Siemens induction hob and extractor fan. Other fitted appliances include Siemens double oven, dishwasher and full size freezer and fridge. There is ample space for a large dining table, window to the front, Karndean flooring, bifold doors to the rear into the garden and door into the utility room.

Utility Room

A good sized utility room with Karndean flooring, fitted storage units at base and wall levels, worktops, stainless steel sink and drainer and space and plumbing for a washing machine. There is a window to the side, hatch to the attic space, door to the rear garden and additional doors providing access to the the integral double garage and shower room.

Shower Room

The fully tiled luxury shower room comprises; wc, wall hung wash hand basin, shower and chrome towel radiator. There is a window to the rear.

Upper Level Landing

The carpeted upper landing has doors providing access to 4 bedrooms, family bathroom, storage cupboard and hatch the the attic space. There is a Velux window to the rear.

Master Bedroom

A large master bedroom with carpeted flooring, fitted triple and double wardrobes with sliding mirrored doors, window to the front and door to the en suite shower room.

En Suite Shower Room

The fully tiled en suite shower room comprises; wc, wall hung wash hand basin, shower and chrome towel radiator. There is a window to the rear.

Guest Bedroom

A double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and window to the front.

Bedroom 3

A further double bedroom with carpeted flooring, window to the rear and fitted wardrobe with sliding mirrored doors.

Bedroom 4

A fourth double bedroom with carpeted flooring, window to the front and walk in wardrobe.

Family Bathroom

The family bathroom is fully tiled and comprises; shower, bath, wc, wall hung wash hand basin with storage and chrome towel radiator. There is a Velux window to the rear.

Garage

The double height double integral garage has power and light, window to the side and electric door.

Gardens

Set in attractive sizeable grounds, with countryside views, the rear and side gardens are predominantly laid to lawn, with mature trees on the boundary, allowing for a high degree of privacy. There are raised sleeper borders with an abundance of wild flower, paved patio and ramp with railings, for disabled access to the utility room door.

Driveway

A large mono block driveway to the front and side allows parking for 4+ vehicles.

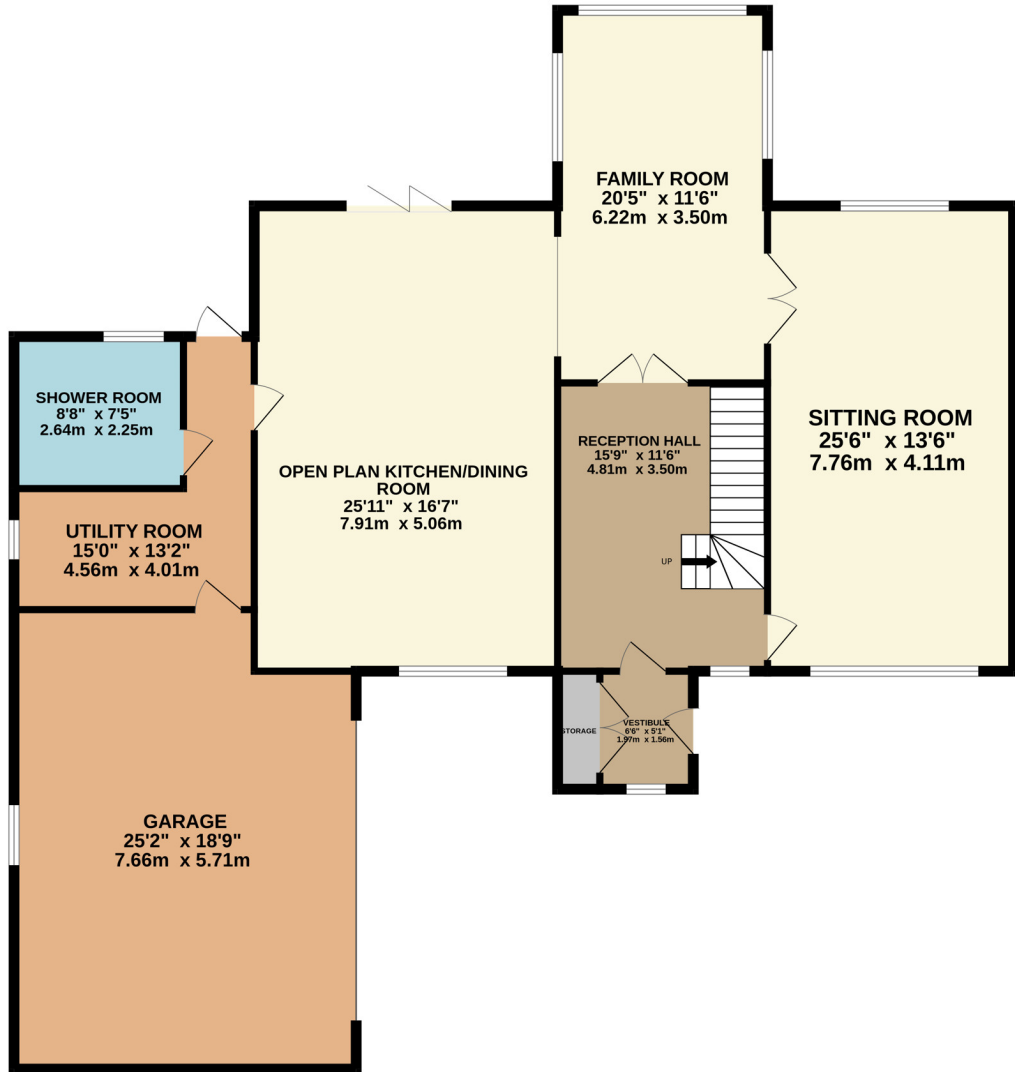
Heating

Oil central heating.

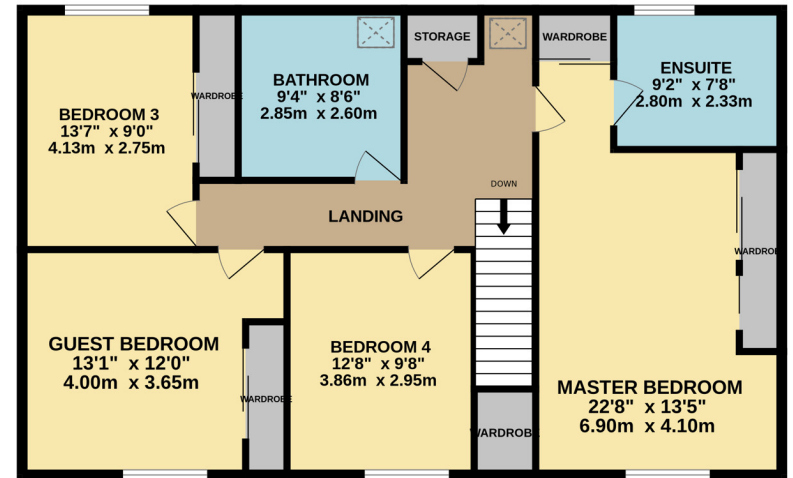
Solar Panels

Please see home report.

GROUND FLOOR



1ST FLOOR



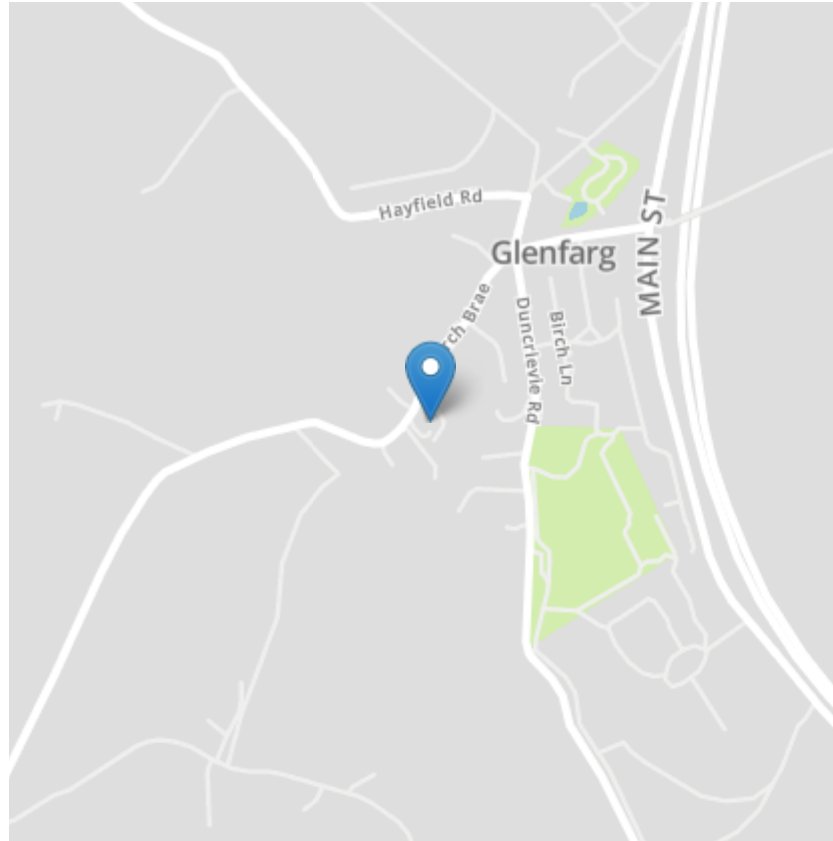
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHURCH BRAE, GLENFARG - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby. There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes Kinross High School. Private schooling is also available at nearby Dollar Academy, Strathallan School, Forgandenny and Kilgraston School for Girls in nearby Bridge of Earn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		75	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

